



AOS

811 BARTON

811 BARTON SPRINGS RD, AUSTIN, TX 78704

- SUITE : 811
- SIZE : 3,160 RSF
- BASE RATE : \$38.50 SF/ YEAR
- 2026 NNN ESTIMATE : \$24.00
- EXPIRATION DATE : 1/31/2028

BUILDING DETAILS

- 811 BARTON IS CONVENIENTLY LOCATED OFF BARTON SPRINGS ROAD – MAJOR BUILDING RENOVATION IN 2024.
- THE TENANT AMENITY CENTER INCLUDES A FITNESS FACILITY, SHOWERS, SECURE BIKE STORAGE, AND A PRIVATE MOTHER'S ROOM.
- LANDSCAPED TERRACES AND COMMUNAL LOUNGES CREATE COMFORTABLE SPACES TO CONNECT, COLLABORATE, AND UNWIND.
- THE BUILDING HOLDS LEED GOLD, ENERGY STAR, HAS EV CHARGING STATIONS.
- ITS PRIME LOCATION IS STEPS FROM ZILKER PARK, BARTON SPRINGS, AND LADY BIRD LAKE



MATT WATSON // 512-699-2104 MOBILE
MATT@AUSTINOFFICESPACE.COM

CHAD JEWELL // 512-633-7703 MOBILE
CHAD@AUSTINOFFICESPACE.COM

AOS **AUSTIN**
OFFICE SPACE



- POTENTIALLY FULLY FURNISHED – MOVE IN READY SPACE
- ONE OF THE NICER SPACES IN THIS SIZE RANGE IN THE AUSTIN MARKET.
- OPEN CONCEPT WITH 3 MEETING ROOMS, KITCHEN AND CONFERENCE ROOM.
- AMAZING VIEWS OF THE AUSTIN CBD AND LADYBIRD LAKE
- NEW HIGH END FINISHES.
- SHORT TERM FLEXIBILITY WITH LONG TERM OPTION TO EXTEND LEASE DIRECTLY WITH THE BUILDING.
- OPPORTUNITY FOR ADJACENT EXPANSION INTO 2,488 RSF

